

**AGENDA
PLANNING AND ZONING COMMISSION
Monday, July 16, 2018
5:00 PM**

ROLL CALL

SPECIAL RECOGNITION OF OUTGOING PLANNING COMMISSIONER JASON ENGEN

1. **ELECTION OF THE CHAIRMAN**
Rossie Washington, Jr. was elected Chairman unanimously

Clifford Grout was elected Vice Chairman unanimously

APPROVAL OF MINUTES

2. **June 18, 2018**
Motion to approve carried, 8-0
[June 18, 2018](#)

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

6

CONSENT - ITEMS FOR DEFERRAL

12, 18, 20, 21

CONSENT - ITEMS FOR APPROVAL

5, 10, 13, 14, 15, 16, 17, 19, 22, 24

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

3. **TA-5-18 Chapter 10, Jefferson Highway**

To repeal and replace Section 10.102h, Urban Design Overlay District Eight – Jefferson Highway with a revised and re-organized section, simplifying the requirements and eliminating non-regulatory provisions

PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan, the need to simplify the Unified Development Code (UDC), and coordination with the Westminster/Pine Park Civic Association

This item is related to Case 48-18

Motion to approve carried, 8-0

[Staff Report](#)

4. **Case 48-18 Urban Design Overlay District Eight – Jefferson Highway (UDOD8)**

To revise the Official Zoning District Map to designate the boundary for UDOD8 to include generally the area along the southwest side of Jefferson Highway between the right-of-way of I-12 on the north, south to Needles Drive (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

This case is related to TA-5-18

Motion to approve carried, 8-0

[Staff Report](#)

5. **CONSENT FOR APPROVAL Case 19-18 6822 Ford Street**

To rezone from Single Family Residential (A2) to Light Commercial (LC1) on property located on the west side of Mickens Road, at the southwest quadrant of the intersection of Ford Street and Mickens Road, on Lot 18-A of Zion City Subdivision. Section 40, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

Motion to approve carried, 8-0

[Application](#) [Staff Report](#)

6. **CONSENT FOR WITHDRAWAL Case 27-18 9323 Hyacinth Avenue**

To rezone from Single Family Residential (A1) to Town House District (A2.5) on property located on the north side of Hyacinth Avenue, at the northeast quadrant of the intersection of Hyacinth Avenue and Emmaline Drive, on Lot B of Mayfair North Subdivision. Section 60, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

Withdrawn by the applicant on July 10, 2018

[Application](#) [Staff Report](#)

7. **Case 31-18 7450 Antioch Road**

To rezone from Rural (R) to Neighborhood Commercial (NC) on property located on the west side of Antioch Road and to the south of Maison Orleans Court, on Lot 1-C-1 of Singleton Tract Property. Section 4, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

Motion to approve Neighborhood Office (NO) carried, 8-0

[Application](#) [Staff Report](#)

8. **Case 45-18 13800-14300 UND Tiger Bend Road**
 To rezone from Rural (R) to Light Commercial (LC1) on property located on the south side of Tiger Bend Road, on Y-3-B-2-A of the Harelson Property. Section 60, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to approve carried, 8-0
[Application](#) [Staff Report](#)
9. **Case 46-18 4517 Gus Young Avenue**
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the north side of Gus Young Avenue, at the northeast quadrant of the intersection of Gus Young Avenue and Columbus Dunn Drive, on a portion of Lot 1, Square 24-33 of Greenville Extension Subdivision. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to approve carried, 8-0
[Application](#) [Staff Report](#)
10. **CONSENT FOR APPROVAL Case 47-18 5621 Government Street**
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the north side of Government Street, at the northwest quadrant of the intersection of Government Street and Cloud Drive, on a portion of Tract D of the Charles C. Hundemer Tract. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to approve carried, 8-0
[Application](#) [Staff Report](#)
11. **Case 50-18 7171 Highland Road**
 To rezone from Single Family Residential (A1) to Neighborhood Office (NO) on property located on the north side of Highland Road, at the northeast quadrant of the intersection of Highland Road and Seyburn Drive, on Lot 8-A of Territo Subdivision. Section 37, T7S, R2E, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to approve carried, 7-1
[Staff Report](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

12. **CONSENT FOR DEFERRAL PUD-4-08 Materra Phase 1, Women's Hospital Final Development Plan**
 To establish lot layout for residential homes and common open space on property located north side of Airline Highway and south of Stumberg Lane, on a portion of Tract X-1 of the Eola McCall Anderson Tract. Section 5, T8S R2E GLD, EBRP, LA (Council District 9 - Hudson)
Deferred for 60 days to September 17 by Councilmember Hudson
[Application](#)

13. **CONSENT FOR APPROVAL PUD-2-17 Phase 1A, 1B, Part 1; and 2B, Part 1, Templeton Ridge Final Development Plan**
 A planned residential development for low density residential units ranging in lot sizes with common area located on the west side of Old Scenic Highway (Hwy 964) and east side of Samuels Road (Hwy 61), on Lot Jennie C Jean of the Sidney Robands Bowden, Jr. Property. Section 84, 85, and 86, T5S, R1W, GLD, EBRP (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to approve carried, 8-0
[Application](#) [Staff Report](#) [Plans](#)
14. **CONSENT FOR APPROVAL PUD-2-00 Benny's Car Wash, Burbank University Final Development Plan**
 Proposed three buildings on site carwash tunnel, vending/machinery, and attendant building on property located west side of West Lee Drive and south of Burbank Drive, on Tract A-3-2-A of the Nelson Tract Property. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff minimum certifies that requirements the of the proposed Unified request is Development consistent Code with for Planning approved concept Commission plan and consideration meets
Motion to approve carried, 8-0
[Application](#) [Staff Report](#) [Plans](#)
15. **CONSENT FOR APPROVAL PUD-4-09 Long Farm Village, Phase 3, Part 1 & 2, Long Farm Final Development Plan**
 Proposing low density single family residential homes on property located south of Jefferson Highway, west of Antioch Road, and east of Baringer Foreman Road, on Tracts P-3-A and P-3-B, of the Russell Long Property. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Concept Plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration
Motion to approve carried, 8-0
[Application](#) [Staff Report](#) [Plans](#)
16. **CONSENT FOR APPROVAL TND-1-07 Community Center, Rouzan Final Development Plan**
 To add a community center on property located north of the intersection of Mimosa Street and Rouzan Avenue on Tract OS, of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP (Council District 12-Freiberg) Section 94, T7S, R1E, GLD, EBRP (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the UDC for Planning Commission consideration
Motion to approve carried, 8-0
[Application](#) [Staff Report](#) [Plans](#)
17. **CONSENT FOR APPROVAL CUP-6-18 Collegiate – Living Faith Modular Buildings (6180 Winbourne Avenue)**
 A CUP proposing 4 modular classroom buildings on an existing religious/educational institution site on property located south of Winbourne Avenue, east of North Ardenwood Drive, and west of Michelli Drive, on Lot B-1, a portion of the Jack A. Michelli Tract. Section 32, T6S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements
Motion to approve carried, 8-0
[Application](#) [Staff Report](#) [Plans](#)

18. **CONSENT FOR DEFERRAL CUP-1-03 Catholic High School (855 Hearthstone Drive)**
 A proposed student union with a common area and additional parking located north of Claycut Road and west of South Acadian Thruway, on Lots 11-A-1-A-1, 15, 30-A, 31 and 32 of the Roseman Place Subdivision and an eastern portion the Catholic High School Tract. Section 81, T7S, R1E, GLD, EBRP (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements
Deferred to August 20 by Councilmember Cole
[Application](#) [Staff Report](#) [Plans](#)
19. **CONSENT FOR APPROVAL CUP-7-18 Episcopal High School Field House (3200 Woodland Ridge Boulevard)**
 A proposed field house with plaza on an existing educational institution site on property located south of Woodland Ridge Boulevard, at the southwest quadrant of the intersection of Woodland Ridge Boulevard and Chapelwood Drive, on a portion of the Episcopal High School Tract, of the St. James Episcopal Churches Property. Section 20, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements
Motion to approve carried, 8-0
[Application](#) [Staff Report](#) [Plans](#)
20. **CONSENT FOR DEFERRAL CUP-8-18 Christ Covenant Church (1700 Lee Drive)**
 Proposed interior and exterior renovations to an existing religious institution and parking improvements on property located east of Lee Drive, south of Sweetbriar Street, and north of Palm Street, on Lots 1-8 and 15-18, of Block 21, of the Southdowns Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
Deferred to August 20 by the Planning Director
[Application](#)
21. **CONSENT FOR DEFERRAL SS-3-18 Ivy E. Chaney Property**
 A proposed subdivision of property located on the north side of Chaney Road, to the west of Liberty Road, on Tract C-1-A of the Ivy E. Chaney Property (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Staff cannot certify the proposed request, while the use is consistent with the Comprehensive Plan and compatible with surrounding uses, it does not conform to UDC requirements as follows: •Minimum of 100 ft of frontage required for all lots on a private street, per UDC Section 4.103.A.4.g and 4.103.A.7.2 •Minimum street width and T-turnaround not included, per UDC Section 13.2 •Street cross-section and materials for construction not included, per UDC Section 13.7
Deferred to August 20 by Councilmember Welch
[Application](#) [Staff Report](#)
22. **CONSENT FOR APPROVAL SS-4-18 Kimbro Tract (675 Kimbro Drive)**
 A proposed subdivision of property located north of the intersection of Kimbro Drive and Boone Drive, between Staring Lane and Castle Kirk Drive, on Lot A of the Kimbro Tract (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
Motion to approve carried, 8-0
[Application](#) [Staff Report](#)
23. **SP-11-18 Ardenwood Apartment Complex (700-800 UND North Ardenwood Drive)**
 A proposed multi-family development with over 100 units, located on the west side of North Ardenwood Drive, north of Florida Boulevard, on Lot B-1-A of the Melrose Place Subdivision (Council District 6 - Collins-Lewis)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

Motion to defer for 30 days to August 20 carried, 8-0

[Application](#) [Staff Report](#) [Plans](#)

24. **CONSENT FOR APPROVAL** PUD-4-12 The RV Shop, The Greens at Millerville Final Development Plan

A request for a twelve month extension on the validity of the development plan

Motion to approve carried, 8-0

[Letter](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN